152.0	0009	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,500 / 721,500
					USE VALUE:	721,500 / 721,500
					ASSESSED:	721,500 / 721,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAKATA GLENN & LINDA J
Owner 2:	
Owner 3:	
Street 1:	1 PERKINS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,666 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Vinyl Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4666.000	273,500		448,000	721,500
Total Card	0.107	273,500		448,000	721,500
Total Parcel	0.107	273,500		448,000	721,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.41 | /Parcel: 527.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101204

GIS Ref

GIS Ref

Insp Date 05/10/18

PREVIOUS ASSESSMENT

Parcel ID 152.0-0009-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,500	0	4,666.	448,000	721,500	721,500	Year End Roll	12/18/2019
2019	101	FV	252,600	0	4,666.	420,000	672,600	672,600	Year End Roll	1/3/2019
2018	101	FV	252,600	0	4,666.	347,200	599,800	599,800	Year End Roll	12/20/2017
2017	101	FV	252,600	0	4,666.	319,200	571,800	571,800	Year End Roll	1/3/2017
2016	101	FV	252,600	0	4,666.	291,200	543,800	543,800	Year End	1/4/2016
2015	101	FV	224,200	0	4,666.	285,600	509,800	509,800	Year End Roll	12/11/2014
2014	101	FV	224,200	0	4,666.	265,400	489,600	489,600	Year End Roll	12/16/2013
2013	101	FV	224,200	0	4,666.	252,600	476,800	476,800		12/13/2012

!11959!

PRINT

Date	Time
12/11/20	02:05:04

LAST REV

Date	Time
05/13/19	10:22:29

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11959

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13623-269		1/1/1979		60,000	No	No		Y

USER DEFINED

Prior Id # 1:	101204
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2018	1844	New Wind	31,623	C				
6/19/2012	750	Re-Roof	13,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Inspected	CC	Chris C
4/27/2018	MEAS&NOTICE	CC	Chris C
7/18/2012	Info Fm Prmt	BR	B Rossignol
11/8/2008	Meas/Inspect	201	PATRIOT
2/5/2000	Inspected	264	PATRIOT
11/22/1999	Measured	272	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4666		Sq. Ft.	Site		0	80.	1.20	9									447,985						448,000	

Total AC/HA: 0.10712 | Total SF/SM: 4666 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 447,985 | Spl Credit | Total: 448,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99732518
Adj $ / SQ:	168.299
Other Features:	64750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396384
Depreciation:	122879
Depreciated Total:	273505

COMMENTS

OF=XTRA SINK IN SFL&TOILET ON FFL. SUMP PUMP IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

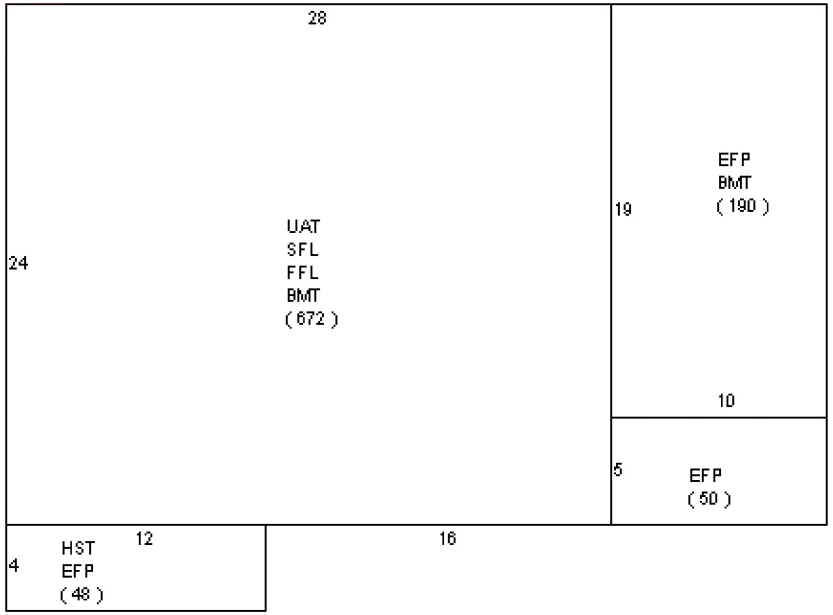
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	185.13
Special Features:	0	Val/Su Net:	101.82
Final Total:	273500	Val/Su SzAd	199.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	862	50.490	43,522
FFL	First Floor	672	168.300	113,097
SFL	Second Floor	672	168.300	113,097
EFP	Enclos Porch	288	36.580	10,535
UAT	Upper Attic	168	67.320	11,310
HST	Half Story	24	168.300	4,039

Net Sketched Area:	2,686			Total:	295,600
Size Ad	1368	Gross Are	3214	FinArea	1368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0009-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---